



Dovedale Road, Tacolneston - NR16 1BS





## Dovedale Road

Tacolneston, Norwich

NO CHAIN. This DETACHED BUNGALOW offers a BLANK CANVAS having been RECENTLY RE-DECORATED and is READY to MOVE IN. Low maintenance NON-OVERLOOKED GARDENS can be found to the rear, with TANDEM PARKING and a GARAGE to side. The CUL-DE-SAC setting is situated in a RURAL VILLAGE LOCATION, with electric heating and uPVC DOUBLE GLAZING. The accommodation comprises a hall entrance, SITTING ROOM with views to front, FITTED KITCHEN, TWO BEDROOMS and family bathroom with a SHOWER over the bath.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Chain!
- Detached Bungalow
- Re-decorated & Ready to Move-in
- Electric Heating & uPVC Double Glazing
- Kitchen with Pantry Storage
- Two Bedrooms
- Family Bathroom with Shower
- Enclosed Gardens & Garage



The property is situated in Tacolneston which has fantastic countryside walks close by and offers a beautiful setting with rural views. The village of Tacolneston is located between Norwich, Attleborough, Diss and Wymondham. With the City and Market Towns offering a wealth of amenities, the village itself offers a village pub, a takeaway and hair dressing salon, social club, primary school and good access to the Wymondham College. There is access to many public footpaths across open farmland at the rear of the property via a public footpath approx. 50 meters away.

#### SETTING THE SCENE

Situated in a cul-de-sac setting with a lawned front garden, the adjacent hard standing driveway offers tandem parking with access to the garage.

#### THE GRAND TOUR

As you step inside through the uPVC entrance door, wood effect flooring can be found within the hallway along with a built-in storage cupboard and loft access hatch. Immediately to your right is the main sitting room with dual aspect windows creating a light and bright feel, whilst wood effect flooring continues underfoot for ease of maintenance. The kitchen also sits to the front of the property with a range of wall and base level units, including space for an electric cooker and





general white goods, with two built-in pantry cupboards and a door leading out to the garden. The bedrooms both sit to the rear of the property, finished with fitted carpet underfoot and uPVC windows to rear. Serving both bedrooms is the family bathroom, which is partly tiled and includes a three piece suite with a mixer shower tap.

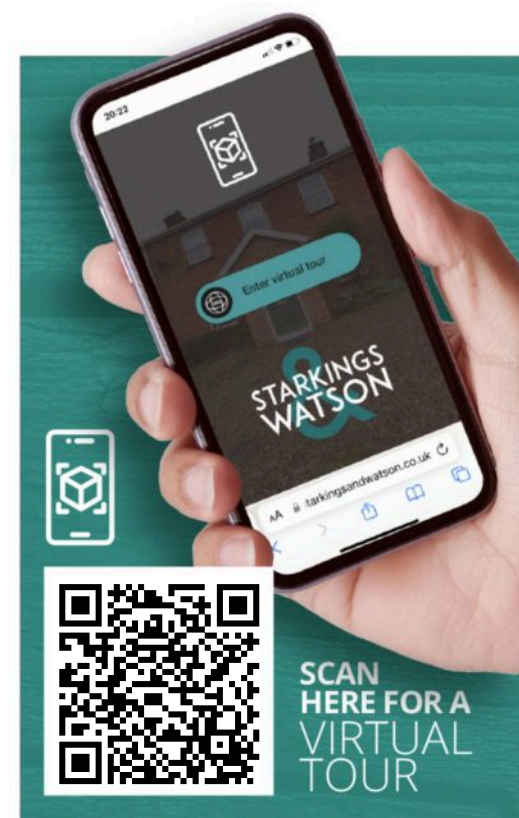
#### FIND US

Postcode : NR16 1BS

What3Words : ///thinkers.crossword.birds

#### VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.





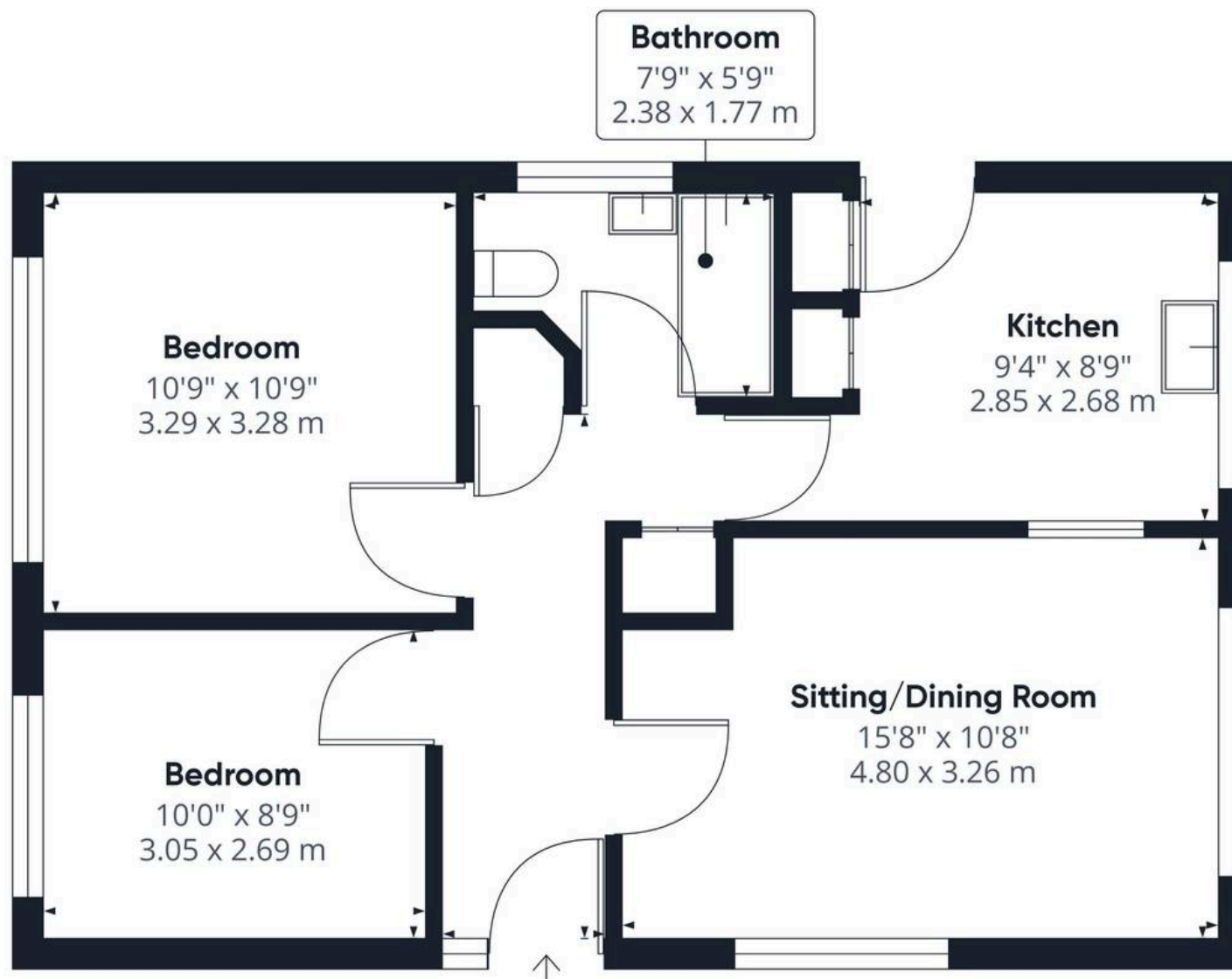




## THE GREAT OUTDOORS

The rear garden is fully enclosed and accessed via the gated entrance on the driveway or the kitchen door. Mainly laid to lawn, various shrubbery and hedging can be found to one corner, with potential to reinstate a feature flower bed next to the patio, which runs along the rear of the property. The garage offers an up and over door to front, and a door to side.





**Approximate total area<sup>(1)</sup>**

582.44 ft<sup>2</sup>

54.11 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Starkings & Watson Hybrid Estate Agents

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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.